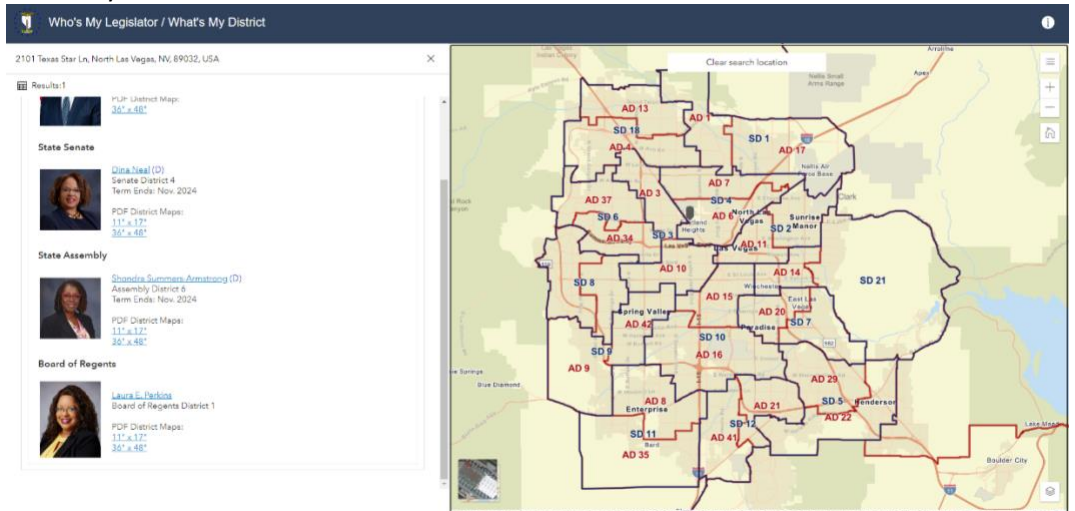
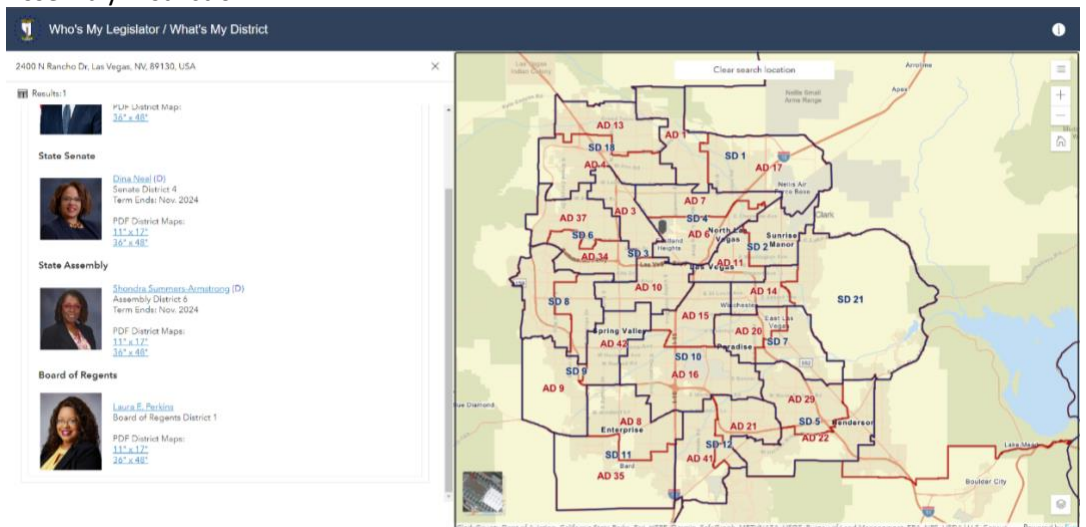


SOURCES

- All white, all male-led Station Casinos shuttered buffets and demolished properties in Black and brown communities. Now the company's "strategic position" is "properties in high-income areas."
 - *Las Vegas Review Journal*: [Station Casinos to demolish 3 closed properties, sell land](#) – July 15, 2022
 - Texas Station address: 2101 Texas Star Ln, North Las Vegas, NV 89032
 - Assembly District 6



- <https://www.leg.state.nv.us/whosmylegislator>
 - Fiesta Rancho address: 2400 N Rancho Dr, Las Vegas, NV 89130
 - Assembly District 6



- <https://www.leg.state.nv.us/whosmylegislator>
 - Nevada State Assembly analysis of federal data

District	Location	2020 Population	White alone		Black or African American, including Black or African American With Another Race(s)		American Indian and Alaskan Native, including American Indian and Alaskan Native With Another Race(s)		Asian, including Asian With Another Race(s)		Native Hawaiian and Pacific Islander, including Native Hawaiian and Pacific Islander With Another Race(s)		Some Other Race alone		Two or More Races		Hispanic or Latino (of any race)*	
			Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
1	Clark (part)	74,334	32,160	43.26%	15,828	21.29%	1,929	2.60%	9,274	12.48%	1,839	2.47%	9,131	12.28%	11,693	15.73%	20,399	27.44%
2	Clark (part)	74,292	45,074	60.67%	6,466	8.70%	1,282	1.73%	14,164	19.07%	1,011	1.36%	3,327	4.48%	8,614	11.59%	10,249	13.80%
3	Clark (part)	74,369	30,313	40.76%	14,101	18.96%	2,350	3.16%	5,170	6.95%	1,227	1.65%	15,389	20.69%	11,461	15.41%	28,556	38.40%
4	Clark (part)	73,454	40,970	55.78%	11,375	15.49%	2,165	2.95%	7,260	9.88%	1,494	2.03%	6,364	8.66%	10,796	14.70%	16,338	22.24%
5	Clark (part)	74,210	37,497	50.53%	10,292	13.87%	1,792	2.41%	13,856	18.67%	1,335	1.80%	5,972	8.05%	9,515	12.82%	14,666	19.76%
6	Clark (part)	74,643	12,562	16.83%	23,650	31.68%	2,471	3.31%	7,515	10.07%	906	1.21%	25,078	33.60%	11,205	15.01%	40,268	53.97%
7	Clark (part)	73,982	21,279	28.76%	19,329	26.13%	2,383	3.22%	5,828	7.88%	1,408	1.90%	17,624	23.82%	12,013	16.24%	31,753	42.92%
8	Clark (part)	74,428	26,920	36.17%	10,632	14.28%	1,581	2.12%	25,507	34.27%	2,373	3.19%	5,443	7.31%	9,552	12.83%	13,664	18.36%
9	Clark (part)	74,661	33,223	44.50%	9,379	12.56%	1,595	2.14%	21,423	28.69%	1,950	2.61%	4,842	6.49%	9,948	13.32%	13,322	17.84%
10	Clark (part)	74,482	28,024	37.63%	11,672	15.67%	2,330	3.13%	7,694	10.33%	1,168	1.57%	17,859	23.98%	10,642	14.29%	31,046	41.68%

https://leg.state.nv.us/Session/Legislator/List/ASM2023_Tables.pdf

DISTRICT 6	
Texas Station, Fiesta Rancho	
White alone	16.83%
Black or African American	31.68%
Hispanic or Latino	53.97%



[Red Rock Resorts Investor Presentation](#) – February 2023

- Station Casinos parent company, Red Rock Resorts Inc. is the only publicly-traded Nevada gaming company with an all-white and all-male board.
 - [Red Rock Resorts' deficient board diversity claims](#)
- Closed Properties
 - Station Casinos announced in July 2022 that three neighborhood casinos would be demolished and the land beneath them sold. The company kept Texas Station, Fiesta Rancho, and Fiesta Henderson closed for over 2 years, and now they will never reopen.
 - “Three Station Casinos properties — Texas Station, Fiesta Rancho and Fiesta Henderson — will be permanently closed, demolished and the land beneath them sold, the company said Friday.”
 - Las Vegas Review Journal*: [Station Casinos to demolish 3 closed properties, sell land](#) – July 15, 2022

- “Representatives of parent company Red Rock Resorts said it didn’t make financial sense for the three properties, shuttered since March 2020 when the COVID-19 pandemic began, to remain open.”

- *Las Vegas Review Journal*: [Station Casinos to demolish 3 closed properties, sell land](#) – July 15, 2022

- Classic Properties

- Station Casinos is building a brand new Lotus of Siam restaurant at its luxury Red Rock Resort and a brand new luxury casino off Durango and the 2-15, while demolishing two of its value properties (Fiesta Henderson and Fiesta Rancho) and one classic property (Texas Station). Customers of classic properties (Palace Station, Boulder Station, Sunset Station, Santa Fe Station) should ask about plans and development in their neighborhood casinos.

- “New concepts, currently underway, include the famed Thai Restaurant Lotus of Siam, an all-new Greek restaurant Naxos Taverna, and an Oyster Bar, all in partnership with Bua Food Group, as well as a cocktail lounge, and adult-only pool, alongside a reimagined High Limit Slots room, and a casino bar.”





- *KSNV*: [Red Rock Resort opening adults-only pool, Lotus of Siam restaurant](#) – July 25, 2022

- “Construction remains on schedule for the new Durango casino-hotel project from Station Casinos, executives said Tuesday.”

- *KSNV*: [Progress made on Durango project as Station Casinos remains mum on closed casinos](#) – May 24, 2022

- Stations’ Durango project is referred to as a “Luxury-style property with amenities that will appeal to the Las Vegas local customer.”

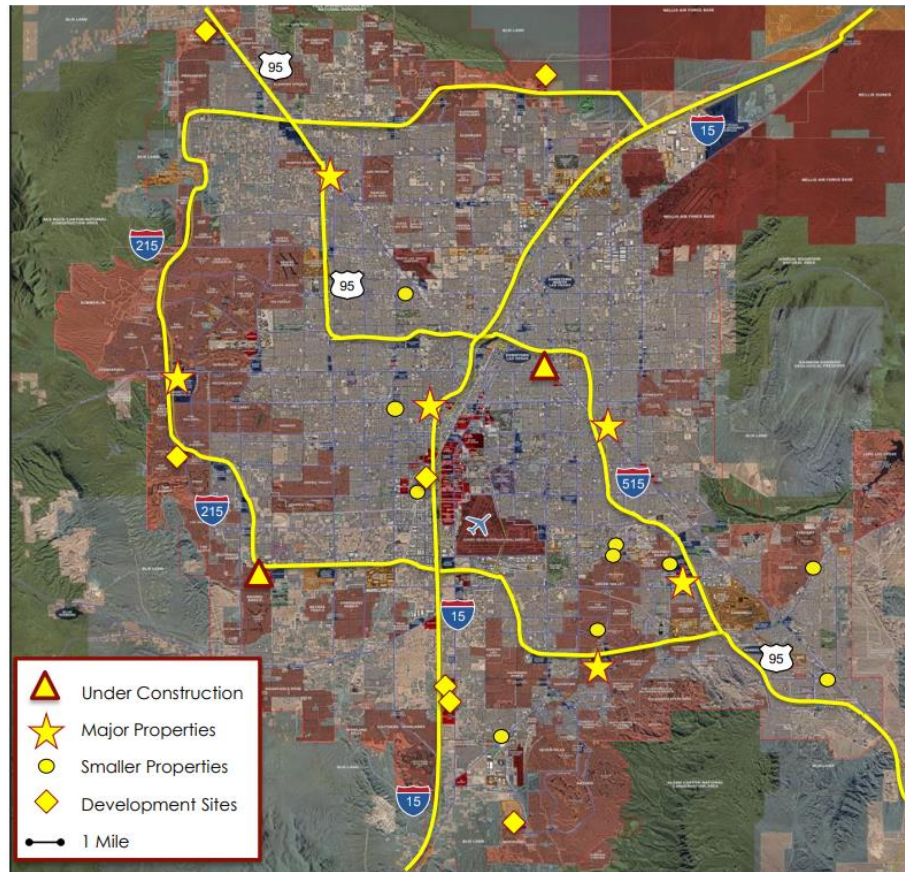
- [Red Rock Resorts Investor Presentation](#) - August 2022

Luxury	Classic	Value	Neighborhood
			
Red Rock Resort Green Valley Ranch Palms (currently closed)	Palace Station Boulder Station Sunset Station Santa Fe Station Texas Station (currently closed)	Fiesta Rancho (currently closed) Fiesta Henderson (currently closed)	Wildfire Rancho Wildfire Boulder Wildfire Sunset Wildfire Lake Mead Wildfire Anthem Wildfire Valley View Wild Wild West Barley's (50% Owned) Wildfire Lanes (50% Owned) The Greens (50% Owned)

- - [Red Rock Resorts Investor Presentation](#) - February 2021
 - “Three Station Casinos properties — Texas Station, Fiesta Rancho and Fiesta Henderson — will be permanently closed, demolished and the land beneath them sold, the company said Friday.”

- *Las Vegas Review Journal*: [Station Casinos to demolish 3 closed properties, sell land](#) – July 15, 2022

- Stephen L. Cootey - Stephen.Cootey@redrockresorts.com, (702) 495-4214
 - <https://www.sec.gov/Archives/edgar/data/1653653/000156459021023007/d184077dex991.htm>
- Holding Land
 - Station Casinos currently owns 519 acres of undeveloped land across the Las Vegas valley. Clark County has a shortage of over 80,000 homes for lower income residents. Over 5,000 Nevadans experience homelessness on a given night.



Current Development Sites

Durango (under development)
Fremont (under development)

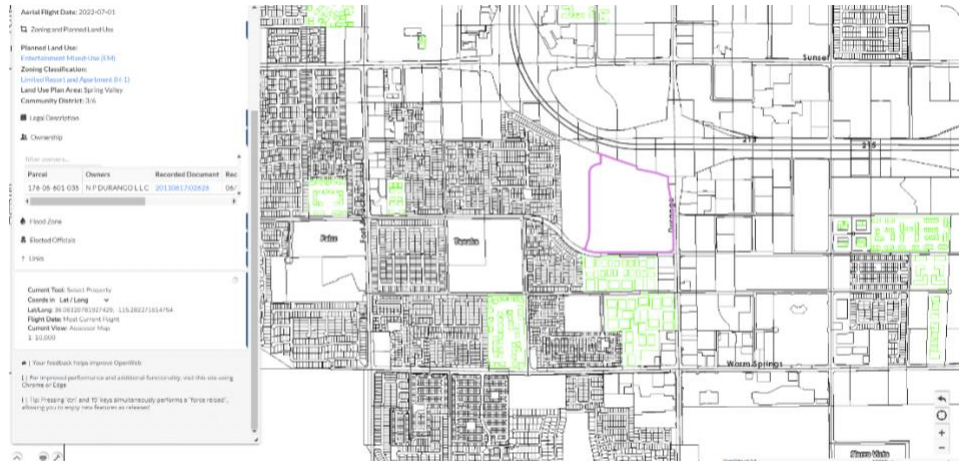
Undeveloped Land Holdings

<u>Land Parcel</u>	<u>Acreage</u>
Las Vegas Blvd South of Cactus	128
Viva (Tropicana & I-215)	96
Losee	67
Town Center	58
Las Vegas Blvd North of Cactus	57
Texas Station	47
Skye Canyon	47
Inspirada	45
Fiesta Henderson	35
Fiesta Rancho	25
Excess Durango	21
Reno	8
Total Acreage	634 acres

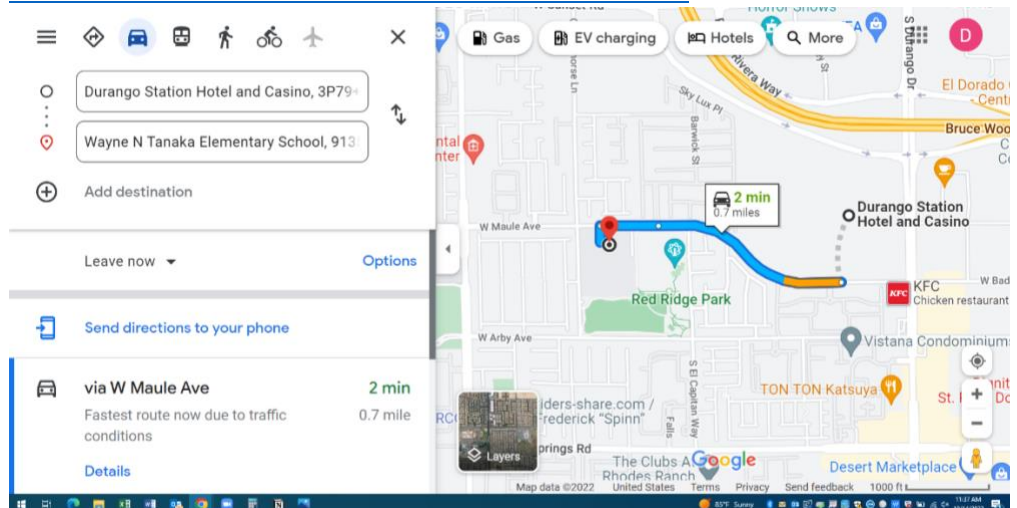
- [Red Rock Resorts Investor Presentation](#) - August 2022

- 634 total acres – 8 acres in Reno – 47 acres for Texas Station (currently undergoing demolition) – 35 acres for Fiesta Henderson (currently undergoing demolition) – 25 acres for Fiesta Rancho (currently undergoing demolition) = 519 acres of undeveloped land
- “The county says it has supported 1,100 affordable units that are either built or under construction in the past two years, but the need is far greater: County officials believe there is a shortage of more than 80,000 homes for residents earning less than 50 percent of the area median income.”
 - Las Vegas Review Journal*: [Clark County supports new affordable housing while state unveils plan](#) – March 2, 2022
 - “County officials estimate a statewide shortage of 85,000 affordable housing units for families earning less than 50% of area median income, which is less than \$36,200, according to HUD. Earlier this year, commissioners approved plans to help create 600 apartments for low-income families and seniors.”
 - Las Vegas Weekly*: [Clark County and the state of Nevada move forward with funding to address the affordable housing crisis](#) – September 15, 2022
 - According to the Nevada Homeless Alliance, there are more than 5,000 homeless people in Southern Nevada on any given night, and more than 13,000 people will experience homelessness at some point in the year.
 - The Nevada Independent*: [In a hard-knock town for homeless people, new collective provides hope](#) – January 18, 2022
 - Michael J. Britt - Michael.Britt@redrockresorts.com, (702) 495-3693
 - <https://www.sec.gov/Archives/edgar/data/1653653/000156459021023007/d184077dex991.htm>
- Elementary School Traffic
 - Station Casinos owns 4 parcels of land that are minutes away by car from 6 elementary schools.¹
 - Carl Hagerman - Carl.Hagelman@StationCasinos.com, (702) 419-9266
 - <https://m.culinaryunion226.org/durango>
 - 2 minutes from Durango site to Tanaka Elementary School
 - <https://maps.clarkcountynv.gov/openweb/?@734638,26818448,5>





-
- <https://www.google.com/maps/dir/36.06323144494177,+115.28218341140547%09/Wayne+N+Tanaka+Elementary+School,+Wes+t+Maule+Avenue,+Las+Vegas,+NV/@36.0621375,-115.2957014,15z/data=!3m1!4b1!4m12!4m11!1m3!2m2!1d-115.2821834!2d36.0632314!1m5!1m1!1s0x80c8b8716e630801:0xdb4193aba593a64b!2m2!1d-115.2916685!2d36.0622727!3e0>



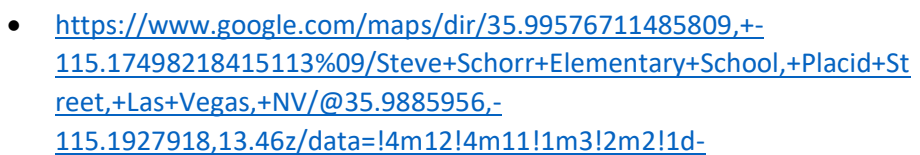
- 4 minutes from Cactus site to Ortwein Elementary School, and 4 minutes from Shorr Elementary School
 - “A representative for the company confirmed that Station Casinos purchased 126 acres of land south of its existing parcel on Cactus Avenue and Las Vegas Boulevard.” - [Station Casinos buys land south of Las Vegas Strip for \\$172M](#), 7/20/22
 - [Clark County Assessor](#) - Parcels owned by S C Cactus L L C
 - Parcel Number [177-32-501-004](#) – 14.92 acres
 - Parcel Number [177-32-502-001](#) – 1.48 acres
 - Parcel Number [177-32-502-002](#) – 1.59 acres
 - Parcel Number [177-32-502-003](#) – 5 acres
 - Parcel Number [177-32-601-002](#) – 1.74 acres
 - Parcel Number [177-32-601-003](#) – 2.5 acres

- Parcel Number [177-32-601-004](#) – 73.86 acres
- Parcel Number [177-32-601-005](#) – 25.26 acres
- TOTAL: 126.35 acres

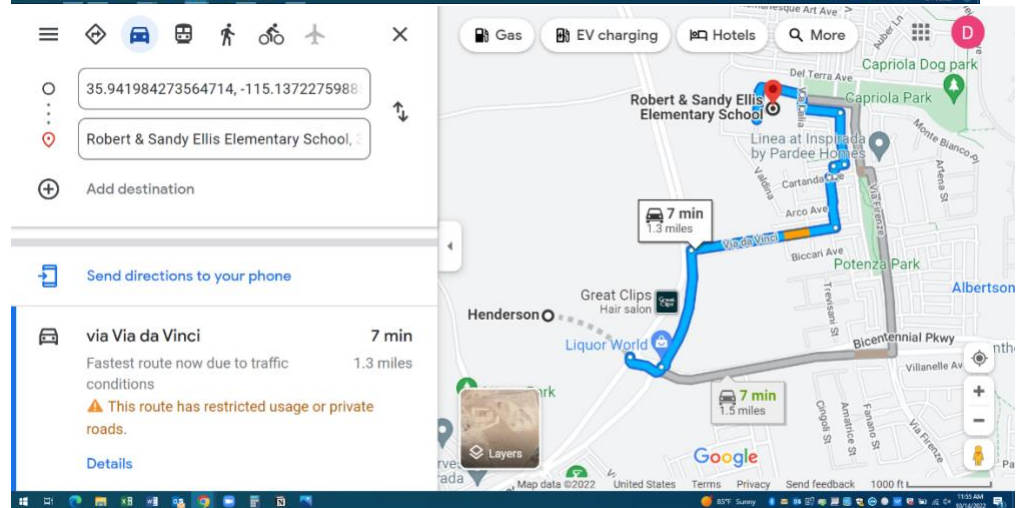
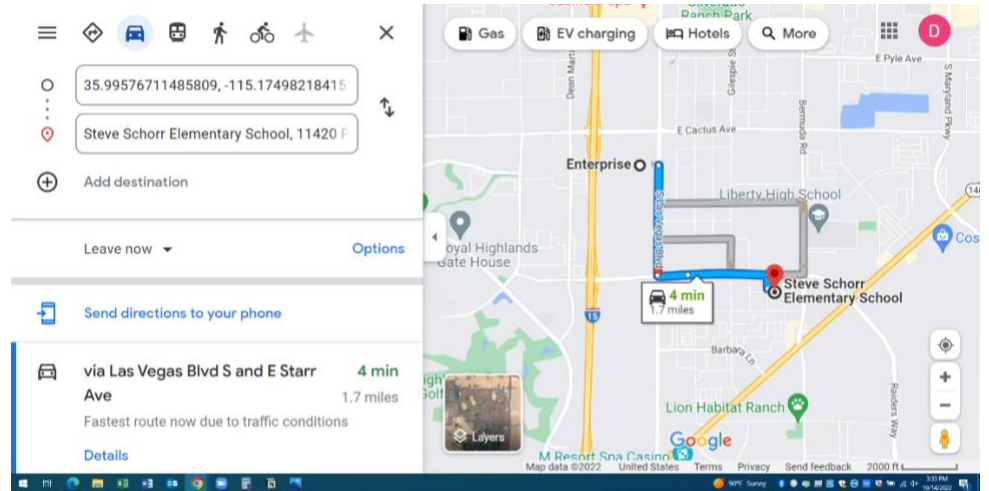
- <https://maps.clarkcountynv.gov/openweb/?@775263,26699839,6>



- <https://www.google.com/maps/dir/35.9935377,-115.1786031/Dennis+Ortwein+Elementary+School,+Dean+Martin+Drive,+Las+Vegas,+NV/@35.9948756,-115.1890277,15z/data=!4m9!4m8!1m0!1m5!1m1!1s0x80c8cf666f690407:0x1c287c6e358c4e33!2m2!1d-115.1832336!2d35.9906188!3e0>



[115.1749822!2d35.9957671!1m5!1m1!1s0x80c8cc2754dc6561:0xd231ded344c51064!2m2!1d-115.158374!2d35.9830994!3e0](https://www.google.com/maps/dir/35.9957671,-115.1749821/Steve+Schorr+Elementary+School,+11420+Pyle+Ave,+Las+Vegas,+NV+89123/@35.9957671,-115.1749821,15t/data=!3m1!1e3!1m1!1s0x80c8cc2754dc6561:0xd231ded344c51064!2m2!1d-115.158374!2d35.9830994!3e0)



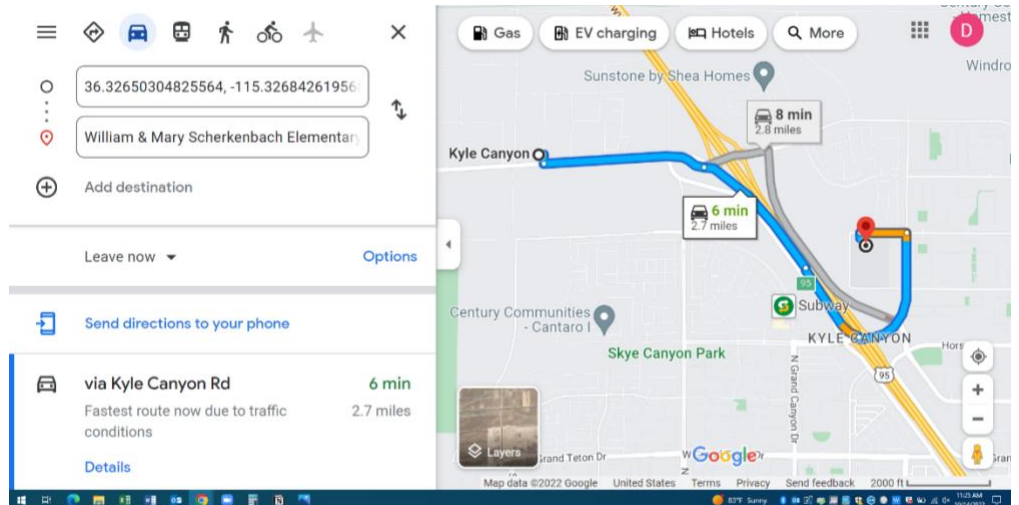
- 6 minutes from Skye Canyon site to Bilbray and Scherkenback elementary schools

<https://maps.clarkcountynv.gov/openweb/?@734638,26818448,5>

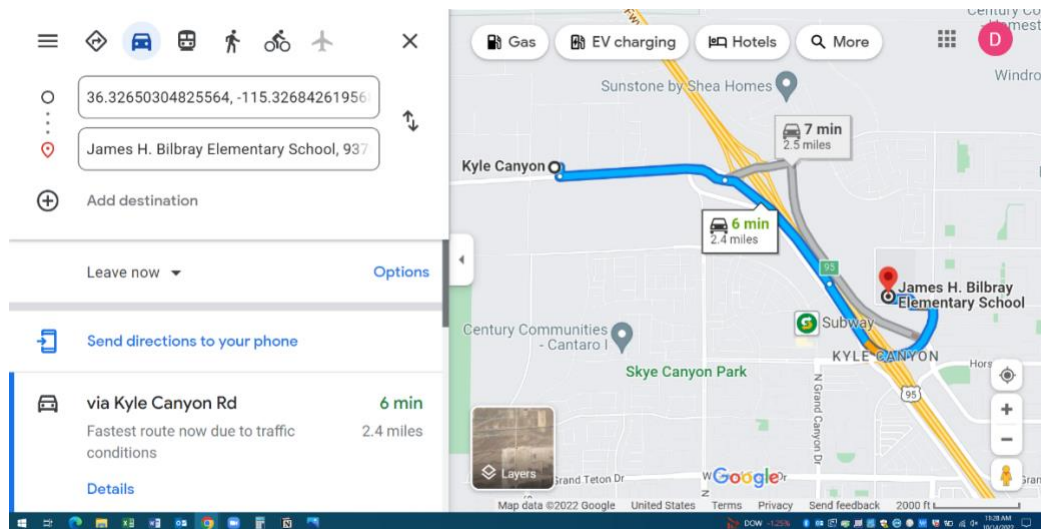




- <https://www.google.com/maps/dir/36.32650304825564,+115.32684261956882%09/William+%26+Mary+Scherkenbach+Elementary+School,+Iron+Mountain+Road,+Las+Vegas,+NV/@36.3205807,-115.3290566,14z/data=!3m1!4b1!4m12!4m11!1m3!2m2!1d-115.3268426!2d36.326503!1m5!1m1!1s0x80c892d83396659f:0x5cc82356829a0e03!2m2!1d-115.2999927!2d36.320514!3e0>

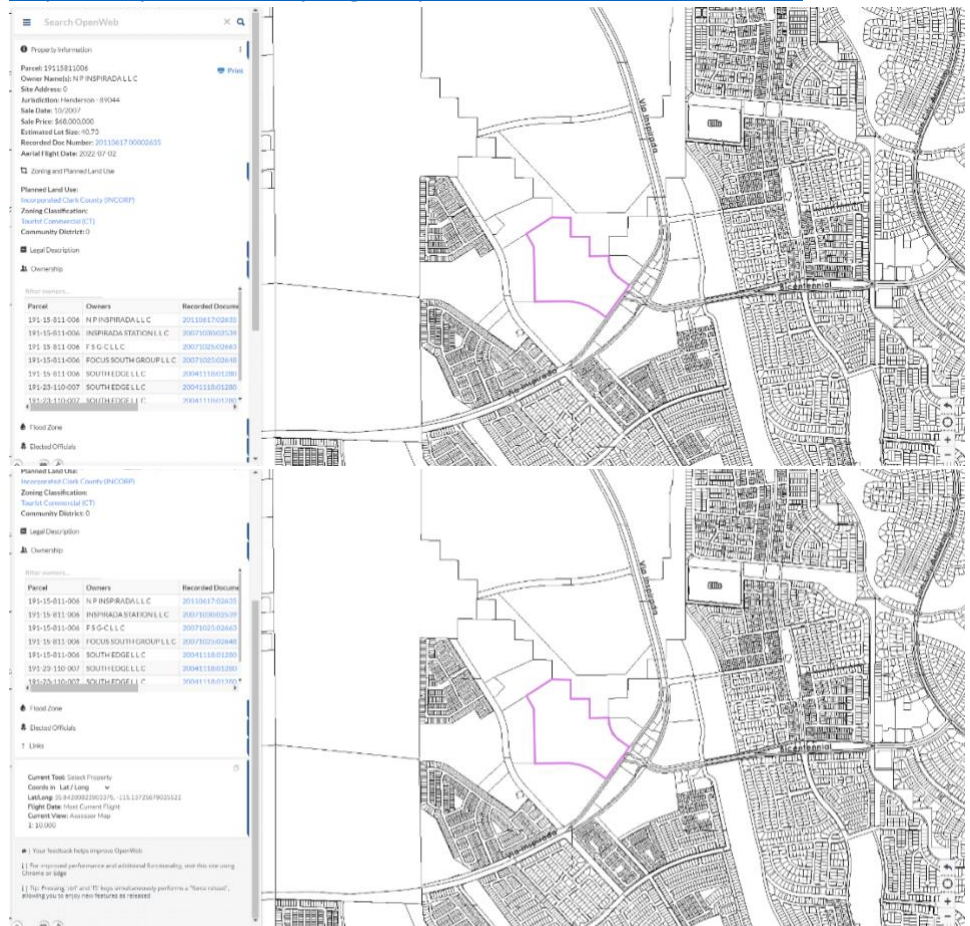


- <https://www.google.com/maps/dir/36.32650304825564,+115.32684261956882%09/James+H.+Bilbray+Elementary+School,+Brent+Lane,+Las+Vegas,+NV/@36.3205807,-115.3290644,14z/data=!3m1!4b1!4m12!4m11!1m3!2m2!1d-115.3268426!2d36.326503!1m5!1m1!1s0x80c89327599789d9:0xa1bde29ab99a1477!2m2!1d-115.3002511!2d36.3182458!3e0>



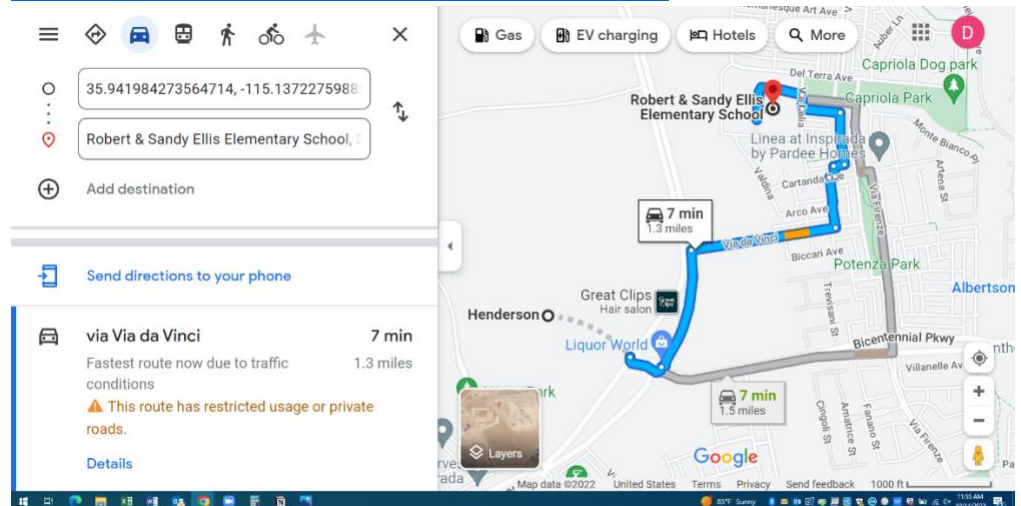
- 7 minutes from Inspirada site to Ellis Elementary School

- <https://maps.clarkcountynv.gov/openweb/?@734638,26818448,5>



- <https://www.google.com/maps/dir/35.941984273564714,+115.1372275988533%09/Robert+%26+Sandy+Ellis+Elementary+School,+Artella+Avenue,+Henderson,+NV/@35.9442735,-115.1386522,15.02z/data=!4m12!4m11!1m3!2m2!1d->

[115.1372276!2d35.9419843!1m5!1m1!1s0x80c8cd081751f677:0x7d80e800f73c1b5e!2m2!1d-115.1281146!2d35.9487823!3e0](https://www.google.com/maps/@35.9419842,-115.1372275,15t/data=!3m1!1e3!3m1!1s0x80c8cd081751f677:0x7d80e800f73c1b5e!2m2!1d-115.1281146!2d35.9487823!3e0)



- Amenities

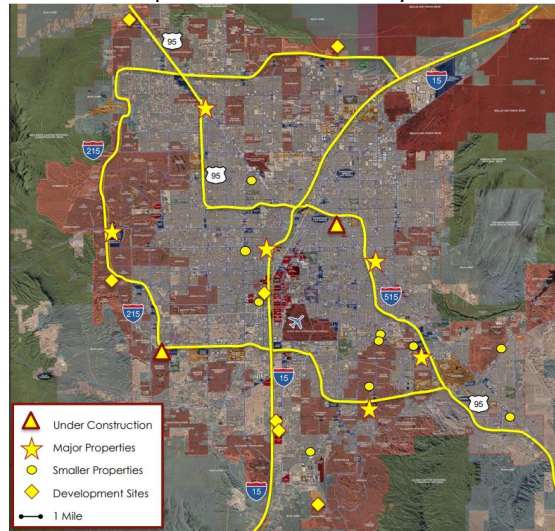
- In March 2020, Station Casinos buffets closed their doors, and they have no plans to reopen. Las Vegas locals, visitors, and their families can no longer eat at Stations' buffets. Workers who relied on steady jobs at these buffets for income have been displaced. In February 2020, an adult all-you-can-eat lunch at Boulder Station's Feast Buffet cost \$13.99. As of October 2022, a single large bone-in wing combo in the Boulder Station food court costs \$16.29.
 - Phil Fortino - Phil.Fortino@StationCasinos.com, 702-882-1274
 - "Since reopening in June 2020, all of our restaurants at our open properties are operating, with the exception of the buffets, which we expect to remain closed."
 - SEC: [Red Rock Resorts, Inc. Form 10-K, fiscal year ended December 31, 2021](#)
- DINNER –
 - "Feast Buffet: breakfast, 8-11 a.m. Mon.-Sat., \$10.99; lunch, 11 a.m.-4 p.m. Mon.-Sat., \$13.99; dinner, 4-9 p.m. daily; Sun.-Thu., \$16.99; barbecue Fri.-Sat., \$17.99; Champagne brunch, 8 a.m.-3 p.m. Sun., \$16.99. A club-card member discount is available."
 - *Las Vegas Review Journal*: [A guide to Las Vegas hotel-casino buffets](#) – January 16, 2020



- Wingstop menu photo from Boulder Station, 10/12/22

¹ Method for finding distances from land parcels to elementary schools:

- Use Station Casinos' map of land parcels, combined with Station Casinos' descriptions of locations of land parcels, to locate land parcels on Clark County Assessor's map



- - [Red Rock Resorts Investor Presentation](#) - August 2022
- “We own approximately 264 acres of developable land comprised of six strategically-located parcels in Las Vegas and Reno, Nevada, each of which is zoned for casino gaming and other commercial uses. We also own two additional development sites that are currently for sale. Following is a description of such parcels of land held for development or sale:
- *Land Held for Development*

-
- Wild Wild West: We own approximately 49 acres of land located at the intersection of Tropicana Boulevard and Interstate 15, less than one-half mile from the Las Vegas Strip. This site has excellent visibility and access from Interstate 15, on which approximately 290,000 cars per day pass by the site. Included in this site are the 20 acres on which Wild Wild West is located. On the remainder of the site, we own a number of commercial and industrial buildings that we lease to third-party tenants.
 - Flamingo/I-215: We own approximately 58 acres located between Flamingo Road and Interstate 215 in the master-planned community of Summerlin in Las Vegas. The site has excellent visibility and access from Interstate 215.
 - Cactus Avenue: We own approximately 57 acres near the intersection of Cactus Avenue and Las Vegas Boulevard, approximately six miles south of the Las Vegas Strip.
 - Via Inspirada/Bicentennial Parkway: We own approximately 45 acres located on Via Inspirada near Bicentennial Parkway in the Las Vegas Valley, approximately six miles southwest of Green Valley Ranch. This site is the only casino gaming-entitled property in the master-planned community of Inspirada.
 - Skye Canyon: We own approximately 47 acres in northwestern Las Vegas off of U.S. Highway 95 approximately seven miles northwest of Santa Fe Station.
 - South Virginia Street/I-580 (Reno): We own approximately eight acres on South Virginia Street near Interstate 580, directly across from the Reno-Sparks Convention Center.
 - *Land Held for Sale*
 - Tropicana/I-15: In addition to the Wild Wild West land described above, we own approximately 47 acres of land located at the intersection of Tropicana Boulevard and Interstate 15 in Las Vegas that is currently held for sale.
 - Durango/I-215: We own an additional 21 acres adjacent to the Durango development site at the intersection of Durango Road and Interstate 215 in the southwestern area of the Las Vegas Valley that is currently held for sale.”
 - [Red Rock Resorts Inc. Annual Report, fiscal year ended December 31, 2021](#)
 - Clark County map: <https://maps.clarkcountynv.gov/openweb/?@775263,26699839,6>
- Enter coordinates of land parcels from Clark County Assessor’s map into Google Maps
 - Locate schools near land parcels using CCSD schools map
 - <https://drive.google.com/file/d/1OtUyQcUrTyeDEwGL8V4OvIhI7tNmp7Io/view>
 - Find estimated driving distance from land parcels to CCSD schools using Google Maps